

**PLANNING & ZONING MINUTES  
OCTOBER 11<sup>TH</sup>, 2011**

**SIGN IN**

**VIRGIL KAMBARIAN  
PAUL JACKSTADT  
RON SIMPSON  
ED HAGNAUER  
BRIAN KONZEN**

**DAN MCDOWELL  
GERALD WILLIAMS  
BILL DAVIS  
DON THOMPSON**

**MCDOWELL CALLED MEETING TO ORDER.**

**MCDOWELL TURNED OVER TO WILLAREDT. WILLAREDT DISCUSSED REVISION OF ARTICLE 5-SCRAP YARDS. WILLAREDT STATED THAT HE KONZEN AND LAURA ANDREWS HAVE DISCUSSED THE DEFINITION OF JUNK YARD AND SCRAP YARD, AND DECIDED THAT IT NEEDED TO BE MORE DEFINED.**

**WILLIAM STATED THAT HIS DEFINITION OF SCRAP YARD IS THAT THE PROCESS THE MATERIALS, AND JUNK YARD IS THAT THEY SELL THE PARTS.**

**AFTER MORE DISCUSSION BY THE COUNCIL, MCDOWELL STATED THAT A DECISION WAS MADE THAT THE MATTER NEEDS TO BE MORE DEFINED AND GO BACK TO THE PLANNING COMMISSION.**

**WILLAREDT STATED NEXT ON THE AGENDA ARTICLE 6- GREEN SPACE ON PARKING LOTS. WILLAREDT STATED THAT SOME PARKING LOTS ARE 10FT. BY 20FT., AND SOME HAVE BEEN REDUCED TO 9 1/2 FT. WILLAREDT STATED THAT 5% IS GREEN SPACE. WILLAREDT STATED THAT THERE ARE 2 THAT HE KNOWS OF RIGHT NOW THAT THIS WILL EFFECTS.**

**JUNEAU STATED THE REASON FOR THE GREEN SPACE IS THAT IF A CAR DOOR OPENS YOU NEED AT LEAST 2 FT. SPACE SO IT DOESN'T HIT ANYONE. JUNEAU STATED THAT IF YOU DON'T HAVE THE (GREEN SPACE) FOR THE CAR DOOR THE SIDE WALK NEEDS TO BE AT LEAST 6FT. WIDE.**

**DISCUSSION BY THE COUNCIL MEMBERS ABOUT THE GREEN SPACE, AND THE SAFETY ISSUE OF IT.**

**MCDOWELL STATED THAT JUNEAU HAND EXPLAINED THE GREEN SPACE VERY WELL AND THAT IT IS A SAFETY ISSUE, AND WE NEED TO KEEP THIS IN MIND.**

**WILLAREDT STATED THAT NEXT ON THE AGENDA IS ARTICLE 7- RECORDING OF SPECIAL EXEMPTION & VARIANCES. WILLAREDT HANDED OUT AN EXAMPLE OF THE VARIANCE FORM. WILLAREDT STATED THAT THIS WOULD BE SO HELPFUL IN THE NEW INCODE SYSTEM AND FOR FURTHER RECORD KEEPING. WILLAREDT STATED THAT RIGHT NOW IF SOMEONE SAYS THAT THEY HAVE A VARIANCE HE HAS NO WAY OF KNOWING, BUT TO GO BACK AS FAR AS 20YRS AGO IN RECORDS THAT WERE KEPT FROM THE PREVIOUS PERSON. WILLAREDT STATED THAT HE WILL DO THIS IF NECESSARY. WILLAREDT STATED WITH THE SPECIAL EXEMPTION OR VARIANCE FORM AND THE NEW INCODE PROGRAM THAT THE RECORD KEEPING PROCESS WOULD BE SO MUCH MORE EFFECTIVE.**

**MOTION BY KAMBARIAN, SECOND BY WILLIAMS TO HAVE KONZEN DRAW UP THE PAPER WOK FOR THE VARIANCE AND FEES FOR RECORDING. MOTION CARRIED.**

**WILLAREDT STATED THAT THEY WOULD NOT BE DISCUSSING ZONING CHANGE, IT NEEDED TO GO BACK TO COMMITTEE.**

**MOTION BY WILLIAMS, SECOND BY KAMBARIAN TO ADJOURN. MOTION CARRIED.**

**MEETING ADJOURNED.**